

UNIT G2

River Way, Harlow CM20 2DP

TO LET



34,869 SQ FT
(3,239 SQ M)

Strategically Located Warehouse with Excellent
Motorway Connectivity

**Lambert
Smith
Hampton**

Unit G2, CM20 2DP

Description

The warehouse provides a GIA of 34,869 sq ft / 3,239.49 sqm with a minimum eaves height of 8.33m, rising to 9.70m at the ridge. The Unit includes three electric roller shutter loading doors and a 50m secure yard, with approximately 45 car parking spaces. Office accommodation is configured in a two storey pod to the front of the unit, offering a total of 5,196 sq ft.

The unit is available with or without the racking.

Specification

- To be refurbished
- 3 level access roller shutter doors
- Generous yard and parking provisions
- Ground and first fitted office accommodation
- LED lighting throughout
- First floor kitchenette
- 8.33m minimum eaves



Location

Junction 7 of the M11 c.4.0 miles away, with the newer Junction 7A c.3.0 miles away, providing direct access to J27 of the M25 for efficient distribution across Greater London, the Midlands, and the national motorway network. Cambridge is approximately 35.0 miles north, central London 25.0 miles south. Harlow Town and Harlow Mill offer fast trains into London Liverpool Street.

Accommodation

	Sq Ft	Sq M
Warehouse	29,480	2,739
Ground Floor Offices & Ancillary	2,729	254
First Floor Offices & Ancillary	2,729	254
TOTAL (GIA)	34,869	3,239



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Additional Information

EPC

EPC Rating: D(96)

RENT

On Application

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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